

**Fill in this information to identify the case:**

United States Bankruptcy Court for the:

**NORTHERN DISTRICT OF TEXAS**Case number (if known): \_\_\_\_\_ Chapter 11☐ Check if this is an amended filing

## Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name Dallas Real Estate Investors, LLC
2. All other names debtor used in the last 8 years  
  
Include any assumed names, trade names and *doing business as* names
3. Debtor's federal Employer Identification Number (EIN) 8 2 - 2 7 4 4 0 4 9
4. Debtor's address
 

<b>Principal place of business</b>  <u>13901 Midway Road</u> Number Street <u>Suite 102</u>  <u>Dallas TX 75244</u> City State ZIP Code  <u>Tarrant</u> County	<b>Mailing address, if different from principal place of business</b>  _____ Number Street _____ P.O. Box _____ _____ City State ZIP Code  <b>Location of principal assets, if different from principal place of business</b>  _____ Number Street _____ _____ City State ZIP Code
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5. Debtor's website (URL) \_\_\_\_\_
6. Type of debtor
 

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership (excluding LLP)  
☐ Other. Specify: \_\_\_\_\_

Debtor **Dallas Real Estate Investors, LLC**

Case number (if known) \_\_\_\_\_

**7. Describe debtor's business***A. Check one:*

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☐ None of the above

*B. Check all that apply:*

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>

\_\_\_\_\_

**8. Under which chapter of the Bankruptcy Code is the debtor filing?***Check one:*

- ☐ Chapter 7  
☐ Chapter 9  
☒ Chapter 11.

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

*Check all that apply:*

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, AND IT CHOOSES TO PROCEED UNDER SUBCHAPTER V OF CHAPTER 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ A plan is being filed with this petition.  
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy Under Chapter 11 (Official Form 201A) with this form.  
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- ☐ Chapter 12

Debtor **Dallas Real Estate Investors, LLC**

Case number (if known) \_\_\_\_\_

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

If more than 2 cases, attach a separate list.

☒ No☐ Yes. District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYYDistrict \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYYDistrict \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

List all cases. If more than 1, attach a separate list.

☐ No☒ Yes. Debtor **See attached list** Relationship \_\_\_\_\_District \_\_\_\_\_ When \_\_\_\_\_  
MM / DD / YYYY

Case number, if known \_\_\_\_\_

Debtor \_\_\_\_\_ Relationship \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_  
MM / DD / YYYY

Case number, if known \_\_\_\_\_

**11. Why is the case filed in this district?***Check all that apply:*☐ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.☒ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (Check all that apply.)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other \_\_\_\_\_**Where is the property?**

Number \_\_\_\_\_ Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

**Is the property insured?**☐ No☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**2999TC LP, LLC**

Case No. 20-43204

Honorable Mark X. Mullin

Northern District of Texas, Fort Worth Division

**AVG West**

Case No. 20-43414

Honorable Mark X. Mullin

Northern District of Texas, Fort Worth Division

**BM318, LLC**

Case No. 20-42789

Honorable Mark X. Mullin

Northern District of Texas, Fort Worth Division

**Mansions Apartment Homes at Marine Creek, LLC**

Case No. 20-43643

Honorable Edward L. Morris

Northern District of Texas, Fort Worth Division

**D4MC, LLC**

Case No. 21-41371

Honorable Edward L. Morris

Northern District of Texas, Fort Worth Division

Debtor **Dallas Real Estate Investors, LLC**

Case number (if known) \_\_\_\_\_

**Statistical and administrative information**

- 13. Debtor's estimation of available funds** *Check one:*  
☒ Funds will be available for distribution to unsecured creditors.  
☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.
- 14. Estimated number of creditors**  
☒ 1-49 ☐ 1,000-5,000 ☐ 25,001-50,000  
☐ 50-99 ☐ 5,001-10,000 ☐ 50,001-100,000  
☐ 100-199 ☐ 10,001-25,000 ☐ More than 100,000  
☐ 200-999
- 15. Estimated assets**  
☐ \$0-\$50,000 ☒ \$1,000,001-\$10 million ☐ \$500,000,001-\$1 billion  
☐ \$50,001-\$100,000 ☐ \$10,000,001-\$50 million ☐ \$1,000,000,001-\$10 billion  
☐ \$100,001-\$500,000 ☐ \$50,000,001-\$100 million ☐ \$10,000,000,001-\$50 billion  
☐ \$500,001-\$1 million ☐ \$100,000,001-\$500 million ☐ More than \$50 billion
- 16. Estimated liabilities**  
☐ \$0-\$50,000 ☒ \$1,000,001-\$10 million ☐ \$500,000,001-\$1 billion  
☐ \$50,001-\$100,000 ☐ \$10,000,001-\$50 million ☐ \$1,000,000,001-\$10 billion  
☐ \$100,001-\$500,000 ☐ \$50,000,001-\$100 million ☐ \$10,000,000,001-\$50 billion  
☐ \$500,001-\$1 million ☐ \$100,000,001-\$500 million ☐ More than \$50 billion

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

- 17. Declaration and signature of authorized representative of debtor**
- The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.
  - I have been authorized to file this petition on behalf of the debtor.
  - I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 06/22/2021

MM / DD / YYYY

**X /s/ Timothy Barton**

Signature of authorized representative of debtor

**Timothy Barton**

Printed name

**President**

Title

Debtor Dallas Real Estate Investors, LLC Case number (if known) \_\_\_\_\_18. Signature of attorney **X** /s/ Joyce W. Lindauer Date 06/22/2021  
Signature of attorney for debtor MM / DD / YYYYJoyce W. Lindauer  
Printed nameJoyce Lindauer  
Firm nameJoyce W. Lindauer Attorney, PLLC  
Number Street  
1412 Main Street, Suite 500Dallas TX 75202  
City State ZIP Code(972) 503-4033 joyce@joycelindauer.com  
Contact phone Email address21555700 TX  
Bar number State

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF TEXAS  
FORT WORTH DIVISION**

IN RE: **Dallas Real Estate Investors, LLC**

CASE NO

CHAPTER **11**

**VERIFICATION OF CREDITOR MATRIX**

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 6/22/2021

Signature /s/ Timothy Barton  
Timothy Barton  
President

Date \_\_\_\_\_

Signature \_\_\_\_\_

Attorney General of Texas  
Bankruptcy Div  
PO Box 12548  
Austin, TX 78711-2548

Comptroller of Public Accts  
Revenue Acctg Div Bankruptcy Sec  
PO Box 13528  
Austin, TX 78711

Fab Studio  
5646 Milton Street  
Dallas, TX 75205

Halff Associates  
12225 Greenville Avenue  
Suite 200  
Dallas, TX 75243

HR Sterling  
13901 Midway Road  
Suite 102  
Dallas, TX 75244

Internal Revenue Service  
Mail Code DAL-5020  
1100 Commerce Street  
Dallas, Texas 75242

Jackson Walker  
2323 Ross Avenue  
Suite 600  
Dallas, TX 75201

JMJ Development LLC  
1755 Wittington Place  
Suite 340  
Dallas, TX 75234

McMurry Law  
508 W. Lookout Drive  
Suite 14-74  
Richardson, TX 75080



Metzger Law PLLC  
3626 N. Hall Street  
Unit 800  
Dallas, TX 75219

Morelli Design  
7433 Varna Avenue  
Los Angeles, CA 91605

Palisades Capital Realty Advisors  
1919 McKinney Avenue  
Suite 100  
Dallas, TX 75201

The Gate Property Owners Association  
2595 Dallas Parkway  
Suite 470  
Frisco, TX 75034

Tint Zone  
860 N. Crowley Road  
Crowley, TX 76036

U. S. Trustee's Office  
1100 Commerce Street  
Room 9C60  
Dallas, TX 75242

US Attny. General  
10th and Constitution Ave.,NW  
Main Justice Bldg. Rm. 5111  
Washington, DC 20530